



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**171 CASTLEGLLEN Way, Calgary T3J 1V2**

MLS®#: **A2163017**

Area: **Castleridge**

Listing Date: **09/05/24**

List Price: **\$550,000**

Status: **Pending**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **1981**  
Lot Information  
Lot Sz Ar: **3,993 sqft**  
Lot Shape:

Finished Floor Area  
Abv Sqft: **906**  
Low Sqft:  
Ttl Sqft: **906**

DOM

**14**  
Layout  
Beds: **4 (2 2 )**  
Baths: **2.0 (2 0)**  
Style: **4 Level Split**

Parking

Ttl Park: **1**  
Garage Sz:

Access:  
Lot Feat: **Back Yard**  
Park Feat: **Off Street**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Forced Air**  
Sewer:  
Ext Feat: **Private Yard**

Construction: **Cement Fiber Board,Stucco,Wood Frame**  
Flooring: **Carpet,Vinyl Plank**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Electric Stove,Range Hood,Refrigerator**  
Int Feat: **Built-in Features,Ceiling Fan(s),Laminate Counters,No Animal Home,No Smoking Home,Wet Bar**  
Utilities:

Room Information

Room	Level	Dimensions
<b>Living Room</b>	<b>Main</b>	<b>15`6" x 12`2"</b>
<b>Dining Room</b>	<b>Main</b>	<b>6`2" x 8`9"</b>
<b>Bedroom</b>	<b>Second</b>	<b>10`3" x 13`1"</b>
<b>Game Room</b>	<b>Lower</b>	<b>14`11" x 15`9"</b>
<b>Bedroom</b>	<b>Basement</b>	<b>10`2" x 11`5"</b>
<b>Furnace/Utility Room</b>	<b>Basement</b>	<b>16`4" x 12`4"</b>

Room	Level	Dimensions
<b>Kitchen</b>	<b>Main</b>	<b>11`3" x 13`0"</b>
<b>Bedroom - Primary</b>	<b>Second</b>	<b>13`5" x 12`2"</b>
<b>4pc Bathroom</b>	<b>Second</b>	<b>5`0" x 9`7"</b>
<b>Bedroom</b>	<b>Lower</b>	<b>10`11" x 7`7"</b>
<b>3pc Bathroom</b>	<b>Basement</b>	<b>5`6" x 7`9"</b>

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

Zoning:  
**R-C1**

**7911471**

Remarks

Pub Rmks:

**TAKEN DOWN TO THE STUDS, EVERYTHING IS NEW IN THIS 4-BED 4-LVL SPLIT HOME IN CHARMING CASTLERIDGE! Welcome to this beautifully renovated detached family home with over 1500 SQFT of living space located at 171 Castleglen Way NE. This inviting 4-level split home has been completely transformed from top-to-bottom, professionally renovated and taken down to the studs and is essentially BRAND-NEW with new windows, a new roof, a new furnace, a new hot-water tank, & new Hardieboard siding, offering you the rare opportunity to be the first to live in this fresh, modern home. As you step inside, you are immediately welcomed by a bright, open living space featuring new windows that allow natural light to pour in, highlighting the soft brand-new carpet flooring & sleek updated finishes throughout. The brand new kitchen has also been remodelled, featuring contemporary white cabinetry, stainless steel appliances (including a refrigerator & dishwasher which will be installed), and laminate countertops. The kitchen flows into the dining space that is well-situated near large windows. Making your way up to the 2nd level, you'll find the master bedroom (13'5 x 12'2) and another spacious bedroom (13'1 x 10'3), you'll also find each offers plenty of closet space and large windows that flood the rooms with natural light. The 2nd floor also hosts a 4pc bathroom that has been completely redone with a FRESH, modern aesthetic, featuring a new vanity, glossy white subway tile, and updated elegant fixtures. Heading downstairs to the fully finished lower level, where you'll find a versatile rec room with plush new carpeting, and added bonus of a wet-bar, ideal for entertaining or enjoying a casual evening in. There is also an additional 3rd bedroom with ample closet space. Heading down the stairs again to the 4th and final level of the home will bring you to your 4th and final bedroom and a 3pc bathroom with a brand-new walk-in shower. Outside, the large fenced-in backyard provides ample space for family activities, gardening, or relaxing in the fresh air. Located in a family-friendly neighbourhood, this home is close to parks like Castlebrook Park & Prairie Winds Park & Pool, shopping like nearby Castleridge Plaza & Sunridge Mall, schools like Bishop McNally & OS Geiger School, and public transit. Access to the rest of the city is easy through several major roadways including McKnight Blvd, 52 ST, 36 ST, & 16th AVE. Enjoy the convenience of nearby amenities while living in a home that feels brand new. Jumping in the car: Downtown is a 16 min drive (14.3KM), Airport is a 15 min drive (9.6KM), and Banff is a 1 hr 29 min drive (143KM).**

Inclusions:  
Property Listed By:

**Mini-Fridge  
RE/MAX First**

**TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123**





171 Castleglen Way NE, Calgary, AB

Main Floor Exterior Area 487.51 sq ft  
Interior Area 448.29 sq ft



0 2 4 ft PREPARED: 2024/09/05  
While regions are excluded from total floor area in GUIDE floor plans, all room dimensions and floor areas must be considered approximate and are subject to independent verification.



171 Castleglen Way NE, Calgary, AB

Upper Exterior Area 430.84 sq ft  
Interior Area 410.56 sq ft



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